

Debtor(s).

**Location:** United States Bankruptcy Court, 411 W. Fourth Street, Suite 5041, Santa Ana, CA 92701-4593

**Last date to file objections:** 03/05/2019

**Description of property to be sold:** Short Sale of Real Property Located at 10522 Brier Lane, Santa Ana, CA 92705

**Terms and conditions of sale:** The sale may not close unless lienholders on the Property reduce their claims by way of demands in escrow to a collective amount which is no more than the remainder of the Sale Price less costs of sale; and The Buyer deposits into escrow not only the Sale Price, but also the additional sum of \$61,000 ("Trustee Release Fee"), a premium payable to Trustee at the close of escrow for her accommodation in the "short sale" of the Property and other conditions as sought in the Motion.

**Proposed sale price: \$ 1,175,000.00**

**Overbid procedure (*if any*):**

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**

Erin P. Moriarty (SBN: 146751)  
Law Offices of Weneta M.A. Kosmala  
3 MacArthur Place, Suite 760  
Santa Ana, CA 92707  
Tel: 714-540-3600  
Fax: 714-509-1760  
Email: emoriarty@kosmalalaw.com

Date: 02/20/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3 MacArthur Place, Suite 760  
Santa Ana, CA 92707

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 02/20/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 02/20/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Erithe A. Smith  
United States Bankruptcy Court  
411 W. Fourth Street, Suite 5041  
Santa Ana, CA 92701-4593

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/20/2019      Janine Fountain  
*Date*                      *Printed Name*

/s/ Janine Fountain  
*Signature*

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF"):**

- **Fritz J Firman** firmanweber@Yahoo.com, centralservice.firmanweber@gmail.com
- **Weneta M Kosmala (TR)** ecf.alert+Kosmala@titlexi.com, wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- **Erin P Moriarty** emoriarty@kosmalalaw.com, wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- **Queenie K Ng** queenie.k.ng@usdoj.gov
- **Valerie Smith** claims@recoverycorp.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
- **Joseph A Weber** firmanweber@yahoo.com, centralservice.firmanweber@gmail.com
- **Jennifer C Wong** bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

**2. SERVED BY UNITED STATES MAIL:**

Eugene Martin Huapaya  
10522 Brier Lane  
Santa Ana, CA 92705

**Nissan Motor Acceptance Corporation**  
c/o Stewart, Zlimen & Jungers, Ltd.  
2860 Patton Road  
Roseville, MN 55113

Debbie Priebe  
The Dyson Companies  
12707 High Bluff Dr., #200  
San Diego, CA 92130